

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 2/9/2016	(3) CONTACT/PHONE Holly Phipps, Project Manager / (805) 781-1162	
(4) SUBJECT Hearing to consider a request to authorize a General Plan Amendment application (LRP2014-00024) by Dr. Javad Sani to change the land use category from Agriculture to Residential Rural, and to adjust the Templeton Urban Reserve and Service Lines to incorporate the 91.76 acre parcel located at 2550 Vineyard Drive, west of the Community of Templeton. District 1.			
(5) RECOMMENDED ACTION It is recommended that your Board <u>not</u> authorize the processing of this General Plan Amendment because this request is: <ol style="list-style-type: none"> 1) Inconsistent with the Agriculture Element policies and goals for protecting agriculture. 2) Inconsistent with the Propose and Character statements for the Residential Rural land use category and the site is consistent with the Propose and Character statements for the Agriculture land use category. 3) Inconsistent with the guidelines for General Plan/Land Use Ordinance amendments as set forth in Framework for Planning, Part I of the Land Use and Circulation Elements. 4) Not located within the Templeton Sphere of influence expansion area. The 2013 Local Agency Formation Commission (LAFCO) Sphere of Influence Update Municipal Service Review did not consider the subject site as an expansion area into the Templeton Sphere of Influence. 5) A conversion of 92 acres of agricultural land suitable for farming. If approved this project will create pressure for surrounding agriculture land to convert to residential land uses. 6) In conflict with the Templeton Area Advisory Group (TAAG) recommendation. TAAG did not support the proposal due to concerns raised regarding traffic, loss of agriculture and the appropriate use of community services. 7) Not necessary in order for the Templeton Community District (TCSD) to construct a water tank on the subject site. The 19 meters can be used anywhere within the TCSD boundaries. There are many vacant lots outside of the Agriculture land use category where meters could be used. 			
(6) FUNDING SOURCE(S) Application Fee	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. <u>45 min</u>) <input type="checkbox"/> Board Business (Time Est. <u> </u>)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: <u> </u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 1			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Holly Phipps, Project Manager

VIA: Ellen Carroll, Planning Manager / Environmental Coordinator

DATE: 2/9/2016

SUBJECT: Hearing to consider a request to authorize a General Plan Amendment application (LRP2014-00024) by Dr. Javad Sani to change the land use category from Agriculture to Residential Rural, and to adjust the Templeton Urban Reserve and Service Lines to incorporate the 91.76 acre parcel located at 2550 Vineyard Drive, west of the Community of Templeton. District 1.

RECOMMENDATION

It is recommended that your Board not authorize the processing of this General Plan Amendment because this request is:

- 1) Inconsistent with the Agriculture Element policies and goals for protecting agriculture.
- 2) Inconsistent with the Propose and Character statements for the Residential Rural land use category and the site is consistent with the Propose and Character statements for the Agriculture land use category.
- 3) Inconsistent with the guidelines for General Plan/Land Use Ordinance amendments as set forth in Framework for Planning, Part I of the Land Use and Circulation Elements.
- 4) Not located within the Templeton Sphere of influence expansion area. The 2013 Local Agency Formation Commission (LAFCO) Sphere of Influence Update Municipal Service Review did not consider the subject site as an expansion area into the Templeton Sphere of Influence.
- 5) A conversion of 92 acres of agricultural land suitable for farming. If approved this project will create pressure for surrounding agriculture land to convert to residential land uses.
- 6) In conflict with the Templeton Area Advisory Group (TAAG) recommendation. TAAG did not support the proposal due to concerns raised regarding traffic, loss of agriculture and the appropriate use of community services.
- 7) Not necessary in order for the Templeton Community District (TCSD) to construct a water tank on the subject site. The 19 meters can be used anywhere within the TCSD boundaries. There are many vacant lots outside of the Agriculture land use category where meters could be used.

DISCUSSION

Project Description

The applicant is requesting three changes to the General Plan:

- 1) Change the land use category from Agriculture to Residential Rural on this approximate 91.76-acre site to enable a 14 lot cluster subdivision with 13 lots ranging in size from 2.06 to 3.13 acres and an approximate 55 acre open space parcel with a 6,000 square foot building envelope.
- 2) Move the Templeton Urban Reserve Line to incorporate the subject 91.76-acre parcel.

- 3) Move the Templeton Urban Services Line to incorporate the subject 91.76-acre parcel. Including this site into the Templeton's Urban Services Line would allow this site to be served by the Templeton Community Service District for water and sewer.

Templeton Community Service District Agreement

The Templeton Community Service District (TCSD) has issued a "will serve letter" for 19 water meters to be used anywhere within the TCSD service area in exchange for a 1.33 acre area to allow TCSD to locate a water tank on the subject site (See Exhibit H). The proposed general plan changes are not necessary in order for TCSD to construct the water tank on the subject site. In addition, the applicant does not need to utilize the subject site for the allocated water meters. The 19 meters may be used anywhere within the Templeton Community Service District's service boundary. There are many vacant lots (outside of the Agriculture land use category) within the service boundary which do not currently have water service and are on a waiting list. However, the applicant is requesting this General Plan Amendment in order to allow for subdivision of the subject site.

Project History

The applicant previously applied for the same request to process a General Plan Amendment to change the land use category from Agriculture (AG) to Residential Rural (RR) and to adjust the Urban Reserve Line on the subject 91.76 acre parcel. Staff recommended that the Board not authorize the application. The project was scheduled for Board authorization on March 11, 2008. The applicant requested and received a continuance to June 24, 2008. On June 18, 2008, the applicant withdrew the application because of the economic downturn. As a result, the Authorization Hearing scheduled for June 24, 2008 was not conducted.

Questions for Authorization

The questions before your Board include the following:

- Should the land use category of this 91.76-acre site be changed from AG to RR?
- Should Templeton's Urban Reserve Line be moved to include this site?
- Should Templeton's Urban Services Line be moved to include this site?

Executive Summary

This request is to change the land use category of an approximately 92 acre parcel from Agriculture to Residential Rural, and to include the parcel into the Templeton Urban Reserve Line and the Templeton Urban Services Line. The applicant has an agreement with the Templeton Community Services District (TCSD) for 19 water and sewer services in exchange for allowing the District to locate a water tank on the subject site. The meters may be used anywhere within the District's service boundary.

Staff is not in support of this request. The site is appropriately zoned Agriculture and does not meet the Purpose and Character statements for land in the Residential Rural land use category.

The site is currently being farmed and has the same soil types and terrain that support vineyards in the immediate area. Currently, there are over 100 acres of vacant Residential Rural land and over 400 acres of undeveloped residential land within the Templeton's Urban Reserve Line. There is not a public need for residential land in Templeton that outweighs the public need to protect lands for long term agriculture use. Allowing this conversion to Residential Rural from Agriculture may encourage similar properties located in this vicinity to apply for the same land use category change.

In addition, the subdivision proposed is a cluster subdivision with 13 lots ranging in size from 2.06 to 3.13 acres in size and an approximate 55 acre open space parcel with a 6,000 square foot building envelope. The proposed subdivision is not an urban density development and would promote rural densities in an urban area (if the Urban Services Line were adjusted) which is inconsistent with the Goals of the General Plan.

AUTHORIZATION OPTIONS

Your Board should consider the following options as part of your discussions when considering whether to authorize this project for processing:

1. Do not authorize the processing of this application based on inconsistency / incompatibility with:

- a. The goals of the Land Use Element, which indicates that urban development, should first use vacant or underutilized "infill" parcels. Templeton has many vacant and underutilized parcels located within the URL to which services can be provided.
 - b. The policies of the Agriculture Element and Conservation and Open Space Element protect agricultural land at the urban fringe by limiting the expansion of urban development.
 - c. The site does not meet the Residential Rural land use category Purpose and Character Statements. The site does meet the Purpose and Character Statements of the Agriculture land use category.
 - d. The proposed densities do not belong within an Urban Reserve Line.
 - e. The community vision is to see the protection of agriculture land.
 - f. The guidelines for General Plan/Land Use Ordinance amendments as set forth in Framework for Planning, Part I of the Land Use and Circulation Elements.
 - g. The General Plan policies regarding protection of agriculture. These amendments are not necessary in order for the Templeton Community District (TCSD) to construct a water tank on the subject site. The 19 meters can be used anywhere within the TCSD boundaries. There are many vacant lots outside of the Agriculture land use category where meters could be used.
2. Authorize the application as requested for processing to change the land use category on the 91.76 acre site from Agriculture to Residential Rural. If the application is authorized, an Environmental Impact Report (EIR) may be necessary. This is due to potential significant impacts relating to conversion of agricultural land and the extension of community services.

DETAILED ANALYSIS

Project Site and Surrounding Uses

Project Data

Planning Area:	North County Planning Area, Salinas River Sub Area
Community:	Just outside the Templeton Urban Reserve Line
Assessor Parcel Numbers:	040-261-008 and 009
Area:	91.76 acres
Topography:	Gently rolling to steeply sloping
Water Supply:	Proposing Community with TCSD
Sewage Disposal:	Proposing Sewer with TCSD
Vegetation:	Grasses, hay/grain, oak trees
Existing Use and Improvements:	Dry farm, single-family residence

Land Use Category / Surrounding Land Uses

North:	Agriculture; Agricultural, wine grapes, olives, under ag contract
South:	Agriculture; Agricultural/ Single Family Residential
East:	Residential Rural; Agriculture, hay/grain
West:	Agriculture; Single Family Residential

General Plan Information

Land Use Element Category:	Agriculture
Combining Designation:	None
Planning Area Standards:	None

AUTHORITY FOR AMENDING THE GENERAL PLAN

Unlike the processing of land use permits, the first step when considering requested changes to the general plan or land use ordinances is for your Board to determine whether to initiate new legislation to change the rules. If you authorize this

request for processing, the item will be scheduled for public hearings before the Planning Commission and your Board after the environmental review process and staff report is completed.

The Land Use and Circulation Element (LUCE) sets forth the authority by which the General Plan can be amended. Pursuant to the Land Use Element, the Board in making their decision should consider the following factors:

- a. **Necessity.** Relationship to other existing LUCE policies, including the guidelines for land use category amendments, to determine if those policies make the proposed amendment unnecessary or inappropriate.
- b. **Timing.** Whether the proposed change is unnecessary or premature in relation to the inventory of similarly designated land, the amount and nature of similar requests, and the timing of projected growth.
- c. **Vicinity.** Relationship of the site to the surrounding area to determine if the area of the proposed change should be expanded or reduced in order to consider surrounding physical conditions. These may include resource availability, environmental constraints, and carrying capacity for the area in the evaluation.

MAJOR QUESTIONS

The proposed General Plan amendment raises the following major questions:

1. Is the request consistent with applicable Land Use and Circulation Elements plan policies relating to the purpose and character statements for the requested Residential Rural land use category as well as the general goals of the Land Use and Circulation Elements?
2. Is the request consistent with the policies of the Agriculture Element? Would this be an appropriate conversion of agricultural land? Will allowing residential use in this area create land use conflicts with surrounding agricultural uses and/or facilitate additional agricultural conversion in the immediate vicinity?
3. Does the Board want to encourage the extension of Templeton's Urban Reserve Line (URL)? Is this request a logical extension of the URL?
4. Is there a need to designate more land Residential Rural in the Templeton area? Should land designated Residential Rural be located within an Urban Reserve Line?
5. Will conversion of 91.76 acres of Agriculture land create pressure for other agriculture land in the area to convert to residential land uses?

GENERAL PLAN CONSIDERATIONS

Guidelines for Land Use Category Amendments

In determining whether to approve a proposed land use category amendment, the Planning Commission and Board of Supervisors may consider, but shall not be limited to, the criteria listed in Exhibit D. These criteria include:

- consistency with existing goals and policies in the General Plan;
- consistency with the applicable purpose and character statements,
- compatibility with the character of the general area,
- convenient access to an adequate road system;
- located in an area with demonstrated availability of needed public services and facilities;
- protection of prime agricultural soils;
- proposed change is needed to provide a sufficient supply of land for the area population.

Consistency with the Purpose and Character Statements

The statements of purpose and character in the Framework for Planning, Part I of the Land Use Element of the General

Plan, are to be used as criteria for evaluating whether a General Plan amendment is appropriate at this site. (See Exhibit E). These statements identify suitable features or conditions for the location, extent and timing of designating a land use category.

Agriculture

A summary of the statements of purpose and character in the Framework for Planning, Part I of the Land Use and Circulation Element for the Agriculture land use category includes: identifying and retaining land that is physically suitable for agriculture, areas where parcel sizes and ownership patterns are sufficiently large to make agricultural operations economically viable while recognizing that commercial and small scale agriculture agricultural activities are a desirable land use and are a major segment of the county's economic base. This section of the General Plan even calls out a specific direction as to when conversion of agriculture land is appropriate; support conversion of agricultural lands to other uses only when such conversion would be appropriate or because the continuing agricultural productivity of a specific site is infeasible.

Staff Response

The site is currently within the Agriculture land use category. This site meets the purpose and Character Statements for land in the Agriculture land use category. The site has a history of being farmed and is currently being farmed. The project site has the same soil types and terrain that support vineyards in the area. This area is called the Templeton Gap and is sought after for growing wine grapes ensuring on-going agriculture use of this site. Adjacent parcels are 10 acres to 60 acres, with an average parcel size of 34 acres. The 10-acre sites to the east have a 200 foot agriculture buffer specifically to protect ongoing agriculture use of this site. The existing 52 and 40 acre parcel sizes of this site is sufficiently large to make agricultural operations economically viable.

The applicant states the site is not suitable for farm land 1) project site only has a couple of small, disjointed pockets that can be classified as potentially productive agricultural land. 2) the property may be zoned Agriculture but is not truly Agricultural land because over 54% of the property has slopes in excess of 20%. 3) there is an Elementary School across Vineyard Drive from the project. A 200 foot buffer and other limitations on this property that will make it more difficult for viable operations to exist.

The county Department of Agriculture in its referral dated June 16, 2015 verified the site's combination of soils, topography and climate are favorable for continued and intensified agricultural production. Wine grapes, olives, and hay/grain production occur on these soils within the general area.

The project site is surrounded by agricultural properties with two Residential Rural properties along a portion of the eastern property line. The properties to the north include vineyard operations, olive orchards, and hay/grain crop production. The property to the east has a history of hay/grain production. The Vineyard Elementary School is located to the southeast (kitty-corner) across Vineyard Drive. While schools can often restrict agricultural activities within close proximity, the project site would not be subject to significant restrictions due to the distance from the school site. Additionally, the site consists of approximately 20 acres of Important Agricultural Soils (Department of Agriculture, 2015).

The proposed land use amendment and subsequent subdivision would result in the additional encroachment of residential uses into an agricultural area. These residential uses could adversely affect the existing agricultural operations due to incompatibilities. This site meets the purpose and character statements of land in the Agriculture land use category and should remain in the Agriculture Land Use Category (Department of Agriculture, 2015).

Residential Rural

A summary of the statements of purpose and character in the Framework for Planning, Part I of the Land Use Element for the Residential Rural land use category includes: To provide for residential development at a low density compatible with a rural character, to emphasize residential uses in areas where agriculture is clearly a secondary use and areas with marginal agricultural soils. This section of the General Plan even calls out specific directions as to what area should be designated Residential Rural with the following statement "areas of existing small-acreage parcels no more than three miles from urban reserve lines that are not commercially viable for agriculture and where the average parcel size within any contiguous area is below 19 acres".

Staff Response

This site is within three miles of Templeton's Urban Reserve Line, which meet the purpose and character statement for Residential Rural land use category. However, the request is to move Templeton's Urban Reserve Line to include this

proposed 91.76-acre Residential Rural site. The General Plan did not envision nor does it encourage land in the Residential Rural land use category within urban areas. Despite this, Templeton has a large section of Residential Rural land north east of this site that was approved in the 1980's. If this request is approved, this would be the first time new Residential Rural land is located within Templeton's Urban Reserve Line in 20 years.

The Purpose and Character Statements for Residential Rural Land Use category calls for this land use category only when agriculture is clearly a secondary use, areas with marginal agricultural soils, and where the average parcel size of adjacent parcels is below 19 acres. This site is suitable for Agriculture uses as described above, the soils support vineyards, and the average parcel size of the adjacent parcels is 34 acres. Almost twice the 19-acre average parcel size for adjacent parcels as described in the purpose and character statements for the Residential Rural land use category. This site does not meet the Purpose and Character statements for land in the Residential Rural land use category.

Consistency with the General Goals of the Land Use Element of the General Plan

The applicable General Goals of the Land Use and Circulation Element of the General Plan pertaining to this proposal can be divided into three categories; urban verses rural development, timing and agriculture protection.

Urban Verses Rural Development

- Locate urban residential densities within urban or village reserve lines near employment areas, while protecting residential areas from incompatible and undesirable uses.
- Encourage an urban environment that is an orderly arrangement of buildings, structures and open space appropriate to the size and scale of development for each community.
- Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which is predominately agriculture, low intensity recreation, residential and open space uses, which will preserve and enhance the pattern of identifiable communities.

Staff Response

The goals of the General Plan listed above support urban residential densities when located within urban or village reserve lines. The proposed request is to expand Templeton's Urban Reserve Line (URL) to include the approximately 92 acres site to enable a subdivision. The subdivision proposed is a 14 lot cluster subdivision with 13 lots ranging in size from 2.06 to 3.13 acres in size and an approximate 55 acre open space parcel with a 6,000 square foot building envelope. The proposed subdivision is not an urban density development and would promote rural densities in an urban area which is inconsistent with the Goals of the General Plan.

The proposed change is not an orderly arrangement of buildings and open space to include Residential Rural land use in an urban area. If the sites 92 acres was developed at the Residential Suburban densities (the lowest density land use category the General Plan encourages in urban areas) this site could provide up to 92 homes. If the site was designated Single Family Residential it could provide up to 552 homes. In addition, this site helps the Community of Templeton maintain a distinction between the urban and rural developments by being a providing for rural uses outside of urban and village areas in accordance with the General Plan Goals.

This project is inconsistent with the Principles of Smart Growth (Exhibit F). Framework for Planning, Part I of the Land Use and Circulation Element of the General Plan to incorporates the Principles of Smart Growth. These principles call for development in urban areas at urban densities and protection of agriculture land, this request is not consistent with the Principles of Smart Growth.

- Conserve agricultural resources and protect agricultural land.
- Avoid establishing or expanding Residential Rural and Residential Suburban areas outside urban or village reserve areas.
- Plan for future development to be within existing and strategically planned cities and communities.

The goal of the General Plan encourages urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to existing development. The site is located between the community of Templeton and a vineyard to the west of Templeton. Development of this property would not be considered "infill" since it is not within the current URL of Templeton. To date, there are 88 parcels located in the Residential Rural land use category for a combined total of 596.67 acres. Of those, there are about 109.55 acres (9 parcels) of vacant Residential Rural land that is located within the Templeton Urban Reserve Line (URL). In total, there are 2,119 residential parcels in Templeton (Residential Rural, Rural Lands, Residential Suburban, Residential-Single Family and Residential Multi-Family) totaling to 1,995.62 acres. Of those, 137 are vacant adding up to 402.72 acres.

This land should be developed before expanding Templeton Urban Reserve. Ironically, many of these vacant lots are on a waiting list for a Water and Sewer Will Serve letter from Templeton Community Service District. Allowing this site to develop before the infill parcels simply because they have a will serve letter from TCSD is poor planning and is not aligned with the goals of the General Plan.

Templeton is projected to increase by approximately 3,500 people by 2030 (San Luis Obispo County Population Projections; June, 2005) and that the increased population will need to be provided for. And in time additional areas adjacent to may need to be annexed into the URL. However, the General Plan calls for the use of vacant or underutilized "infill" parcels before looking to using lands outside of the URL. In addition, annexing 92 acres of land into an urban area to accommodate 13 additional residential lots does not meet the goal of the County Housing Element, which is to create an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County.

The Local Agency Formation Commission (LAFCO) recently completed a Sphere of Influence Update and Municipal Service Review for Templeton, San Miguel, and Heritage Ranch. The review looked at four reasonable areas within the community of Templeton to determine which areas were most suitable for future incorporation into the TCSD's sphere of influence. This site was not considered in this report for the following reasons:

- The area is zoned agriculture and outside of the URL. Inclusion would promote development not planned for by the General Plan;*
- Templeton has vacant land located within its Urban Service Line to which services can be provided.*
- The site did not need urban services.*

This study for Templeton reviewed many sites located north east and south east of this side. None of the sites studied are located west of the community of Templeton because there are more logical areas for future growth in Templeton and based on the strong agriculture use in this area.

Agriculture Protection

- Identify important agricultural, natural and other rural areas between cities and communities and work with landowners to maintain their rural character.*
- Encourage the protection of agricultural land for the production of food, fiber, and other agricultural commodities.*

This proposal to cover 91.76-acres of land designated Agriculture to Residential Rural and use seems to be in direct conflict with the overall goal of the Land Use Element (LUE). The LUE specifies that the County should encourage the protection of agricultural land for the production of food, fiber, and other agricultural commodities. However, in order to more tangibly address the impacts specifically related to this proposal, a referral was sent to the Department of Agriculture. Their referral response is attached. In summary, the department indicated that they do not support this request for a variety of reasons including:

- This site meets the criteria for an Agriculture land use designation based on soil types, topography, parcel size and surrounding land uses.*
- The sites location, soil, topography and climate are favorable for continued and intensified agriculture use.*
- The existing land use pattern is conducive for continued and/or intensified agriculture protection on the site.*

This site is surrounded by productive agriculture properties, with four Residential Rural lots to the east. These Residential Rural lots and Vineyard Elementary school does not significantly restrict agriculture use on this site. The Vineyard

Elementary School is located to the southeast (kitty-corner) across Vineyard Drive. While schools can often restrict agricultural activities within close proximity, the project site would not be subject to significant restrictions due to the distance from the school site. Additionally, the site consists of approximately 20 acres of Important Agricultural Soils (Department of Agriculture, 2015). The request does not meet the Goals of the General Plan.

Consistency with Agriculture Element and Conservation and Open Space Element

The Agriculture and Conservation and Open Space Elements provide policies for the conversion of agricultural land. The Agriculture and Conservation and Open Space Element indicates that the purpose of Agriculture Policy 24 (AGP24) and COSE Policy SL 3.1 is twofold: to protect agricultural land at the urban fringe by limiting the expansion of urban development; and to discourage urban/suburban sprawl by preventing “leapfrog” development into the agricultural areas of the county.

Staff Response

This is agriculture land located on the urban fringe of the community of Templeton. The applicant is requesting a change of the land use category of this site from Agriculture to Residential Rural. The Residential Rural land use and the accompanied minimum density of one lot per five acres within an urban area is urban sprawl. This project does not protect agriculture land that is productive and can be intensified per the Department of Agriculture’s comments.

Agriculture Policy 24 includes important land use criteria used to determine if it is appropriate to convert agricultural land. These criteria include: not expanding existing urban area until such areas are largely built out; expansion is to occur only where contiguous to an existing urban/village reserve line, where urban expansion is to occur, it shall be annexed to an incorporated city or an existing community services district/count service area; clustered development is to be located adjacent to urban area; and there is an overriding public need that outweighs the public’s need to protect land for long-term agricultural use. The Conservation and Open Space Element Policy SL 3.1 criterion is to conserve important agricultural soils. The county Agriculture Department referral on this request reiterates this concern;

“The site’s combination of soil, topography and climate are favorable for continued and intensified agriculture production. The project site does not have physical constraints limiting agricultural production. The proposed land use amendment and subsequent subdivision would result in additional encroachment of residential uses into an agricultural area”.

Approval of this request will not only remove 91.76 acres of agriculture land from agriculture production, but the subsequent proposed subdivision will adversely affect surrounding agricultural land. This proposal is in direct conflict with the Agriculture and Open Space Element policies for the conversion of agricultural land.

ADDITIONAL STAFF COMMENTS

Is there a need for more land in the Residential Rural land use category in Templeton?

The North County Planning area Adelaida Sub-Area and Salinas River Sub-Area designates several areas, with several hundred acres of Residential Rural land in the rural areas around Templeton. In addition, there are over 100 acres of vacant Residential Rural land and over 400 acres of undeveloped residential land within the Templeton’s Urban Reserve Line. There is not public need for residential land in Templeton that outweighs the public need to protect land for long term agriculture use.

Will converting this 92-acre site from Agriculture to Residential Rural Land Use Category create pressure for surrounding agriculture land to convert to residential land uses?

Allowing this property to convert to Residential Rural from Agriculture will likely open the door for similar properties located in this vicinity to apply for the same land use category change. In the same way the approved General Plan Amendment that changed the Land Use Category on the adjacent site to the east from Agriculture to Residential Rural opened the door for this request. Based on the information provided in the application, one of the main reasons for this request is that due to the surrounding residences, on-site agriculture is infeasible. If this request is approved, neighboring agricultural parcels can use the same reasoning to request conversion of their agriculture land.

TEMPLETON AREA ADVISORY GROUP (TAAG)

The Templeton Area Advisory Group (TAAG) voted 4-3 on September 17, 2015 to not support the project. Concerns raised were loss of agriculture and increased traffic.

OTHER AGENCY INVOLVEMENT/IMPACT

If the project is authorized for processing, the application will be referred to all applicable agencies and the community advisory group. The application was sent as a tentative referral (notification that the application was requested, but has not yet been authorized for processing) to County Public Works Department, Environmental Health Department, Agricultural Commissioner, Regional Water Quality Control Board, Heal SLO, Bicycle Advisory Group, City of Paso Robles, City of Atascadero, Air Pollution Control District, CAL FIRE, Templeton Community Services District, Templeton School District, Templeton Area Advisory Group (TAAG), Regional Water Quality Control Board, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service and Native American Heritage Commission.

FINANCIAL CONSIDERATIONS

The applicant has paid a deposit and has agreed to process the amendments under a Real Time Billing Agreement, which will allow for the recovery of the actual cost of processing.

RESULTS

Authorization of the General Plan Amendment application will allow continued processing of this request. The application will then be processed for compliance with the California Environmental Quality Act (CEQA) and reviewed by the Planning Commission. Not authorizing the application will stop the further processing of the General Plan Amendment.

The Board of Supervisors retains final decision-making authority. This authorization hearing is consistent with the county wide goal of promoting well-governed communities.

ATTACHMENTS

1. Attachment 1-Exhibit A-Vicinity Map
2. Attachment 2-Exhibit B-Land Use Category Map
3. Attachment 3-Exhibit C-Site Plan
4. Attachment 4-Exhibit D-Guidelines for Land Use Category Amendments
5. Attachment 5-Exhibit E-Purpose and Character Statements
6. Attachment 6-Exhibit F-Guiding Principles of Smart Growth
7. Attachment 7-Exhibit G-Referral Responses
8. Attachment 8-Exhibit H-Agreement-Sani-TCSO-Water Tank Site